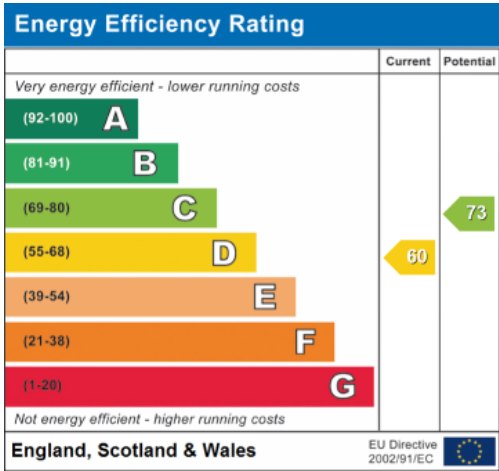




Total area: approx. 46.4 sq. metres (498.9 sq. feet)



## Ashley House | Chorley Wood Crescent | Orpington | BR5

£225,000

- Stylishly-presented ground floor flat
- Recently renovated
- Contemporary kitchen & shower room
- Close to St. Mary Cray Station
- Private garden
- Newly-extended lease
- Ample-sized reception room & bedroom
- Walking distance to shops





Kenton are delighted to market this stylishly-presented 1 bedroom ground floor flat with a private garden, conveniently-situated within close proximity to general amenities and transport links. During their ownership over the past few years our client has renovated the property, including the instillation of both a new gas central heating system and re-wiring of the electrical system, as well as the fitting of both a contemporary kitchen and shower room. Internally, the property comprises; an ample-sized living/dining room, said contemporary kitchen, a well-proportioned bedroom and said modern shower room. Notably, there is also a handy lean-to space which in turn provides direct access on to the aforementioned rear garden, which features both a patio and traditional lawn area. St. Mary Cray Station is approximately 0.7m away, and so is easily-accessible via either a circa 15-20 minute walk or a short bus ride (with bus stops nearby) or drive. A range of handy shops and eateries can also be found on nearby Cotmandene Crescent. Additionally, the ever-popular Nugent Shopping Park and its range of popular retailers is also easily-accessible, with Orpington High Street itself and its array of; restaurants, bars, leisure and beauty facilities also just a short bus ride or drive away. Furthermore, the prospective new owners will benefit from a newly-extended lease, with a term of 125 years. \*LEASE DETAILS/ASSOCIATED CHARGES Kenton understand that our client is in the process of extending the lease to 125 years, with this to be the new lease term from the prospective new owners from the outset of their ownership. Kenton understand that a maintenance/service charge is payable, with this having equated £942.93 for 2024/2025. Kenton understand that a ground rent is currently payable, with this equating to £10.00 per annum. \*We naturally and by default recommend that any prospective buyer makes effort to verify this information via their solicitor during the conveyancing process\*.

£225,000



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Hallway

Wooden entrance door, built-in meter and storage cupboards, radiator, laminated wood flooring.

Living/Dining Room

13'10" x 12'3" (4.21m x 3.74m)  
Double glazed door to side (to "lean-to"), double glazed window to side, built-in storage cupboard, radiator, laminated wood flooring.

Kitchen

9'1" x 8'11" (2.77m x 2.72m)  
Double glazed window to side, range of matching wall and base units with cupboards and drawers, built-in pantry cupboard, wood-block work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, integrated oven and grill, integrated 4-ring gas hob with fitted extractor hood over, space for upright fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, wall-mounted combination boiler, tiled flooring.

Bedroom

10'0" x 12'2" (3.05m x 3.70m)  
Double glazed opaque window to side, radiator, fitted carpet.

Shower Room

7'6" x 4'11" (2.28m x 1.51m)  
Double glazed frosted window to side, tiled walls, built-in storage cupboard, walk-in shower cubicle, low level W.C, wash hand basin in vanity unit with storage drawers, extractor fan, chrome heated towel rail, linoleum flooring.

Lean-To

8'10" x 3'9" (2.68m x 1.15m)  
Double glazed sliding door to rear garden, double glazed windows to rear, wood-block work surface with space for tumble dryer underneath.

Rear Garden

East-facing with; patio area, traditional lawn area, storage shed.



